

RECEIVED

United States Department of the Interior
National Park Service

MAY 13 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Moore-Hill House
other names/site number _____

2. Location

street & number 82 Franklin Street N/A not for publication
city, town Peabody N/A vicinity
state MA code 025 county Essex code 009 zip code 01960

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>3</u>	_____ structures
	<input type="checkbox"/> object		_____ objects
			<u>1</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Valerie A. Talmage 5/9/88
Signature of certifying official Date
Executive Director, Massachusetts Historical Commission;
State or Federal agency and bureau State Historic Preservation Officer

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Almond Bryan Entered in the National Register 6/19/88

Signature of the Keeper

Date of Action

6. Function or Use Moore-Hill House, Peabody, Massachusetts

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Domestic/single dwelling

Domestic/single dwelling

7. DescriptionArchitectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Late Victorian/Italianate
Mid-19th Century/Gothic Revivalfoundation Stone/granite
walls Wood/weatherboard

roof Asphalt

other

Describe present and historic physical appearance.

The Moore-Hill House, Peabody, built in 1874, stands on the west side of Franklin Street in a densely-built residential area consisting primarily of late 19th-century houses. It is unusual for its integrity; the majority of the houses in the area have been significantly altered with siding or additions. The house is set back several yards from the street on a 9,150 square foot lot and has a small rear yard planted with grass, ornamental plantings, and several large evergreen trees. A granite retaining wall exists to the north, east, and south of the house, and an asphalt driveway extends along the west elevation. A small shed (pre-1896) and a garage stand behind the house; the garage appears to have been built after the period of significance of the house, and therefore, is noncontributing.

The house is rectangular in plan, rising 1 1/2-stories from a granite foundation. Sheathed in clapboards the house possesses an asphalt-shingled gable roof which is punctuated by a broad central gable at the facade. Unornamented cornerboards rise to a broad cornice with paired brackets supporting the deep eaves. Windows contain 2/2 sash, with the exceptions of dormer at the facade; treatment of window surrounds varies by elevation. The symmetry of the Moore-Hill House is broken by the side porch on the south elevation.

The main facade (east elevation) is three bays wide with a central entry at the head of a wooden stoop. The entry contains glazed, panelled double doors set beneath a transom and a bracketed hood. First-story windows are ornamented with hoodmolds. The central gable contains a single arched window set in a decorative rectangular surround. A pair of pedimented dormers with diamond-paned upper sash were added in 1904.

The north elevation is two bays wide. Treatment of first-story windows is identical to the main facade, while second-story windows are set slightly closer together in simple molded surrounds.

The rear elevation (west) possesses a central entry containing a single door set beneath a transom. The entry is flanked by two windows set in molded surrounds. Three shed dormers were added in 1904. The central dormer contains paired, small 1/1 sash and is ornamented with decorative shingles, while the outer dormer each contains a 2/2 window, and are sheathed in clapboards. Two chimneys rise from the western slope of the roof.

 See continuation sheet

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National Park Service**

Moore-Hill House
Peabody, Massachusetts

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The south elevation is identical to the north, with the exception of the porch at the first story. The hip roof, with bracketed cornice similar to the main house, is supported by bracketed, turned posts rising from a simple balustrade. The porch was enclosed with screens in the early 20th century.

The interior is on a center-hall plan and has remained substantially unaltered. The north room at the first story contains a fireplace, and retains an electric light fixture installed by 1896. The central stairway possesses an elaborately curved bannister, and rises to four second-story bedrooms. The house retains many early details, including late 19th-century wallpaper and electric light fixture.

Archaeology

While no prehistoric sites are currently recorded on the property, it is possible that sites may be present. Several known sites are reported in the general area. In general, however, the potential for significant archaeological remains, either prehistoric or historic, seems low, as a result of small lot size (less than one acre) and intense development on the lot and in the general area.

8. Statement of Significance Moore-Hill House, Peabody, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1874-1904

Community Development

Cultural Affiliation

N/A

Significant Person

Architect/Builder

N/A

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Moore-Hill House, Peabody, retains integrity of location, design, setting, materials, feeling, workmanship, and association, and meets Criteria A and C of the National Register of Historic Places on the local level. This vernacular Italianate-style house is a well-preserved example of a modest house enlivened by the use of ornamental details characteristic of the style; it gains additional significance as the only unaltered example of a group of late 19th-century houses developed on Lowell and Franklin Streets between approximately 1871 and 1885. The Moore-Hill House has association with community development patterns in Peabody relating to industrial and population growth.

The area which was to become Peabody (inc. 1855) was originally part of Salem. Throughout the 17th and 18th centuries the economy was based on agriculture and husbandry, and settlement patterns consisted largely of scattered small farms and common lands. Industrial development began during the Colonial period, with the establishment of numerous mills and the beginnings of the tanning industry in Peabody providing the earliest hint of the eventual shift from a rural agrarian community to an urban industrial one.

The tanning industry became the focus of Peabody's economy by the mid-19th century. By 1865, there were 92 manufacturing establishments with 1,311 employees; many of these were associated with leather tanning or shoe manufacturing. The manufacturing sector of Peabody's economy burgeoned during the late 19th and early 20th centuries as the leather tanning industry expanded. The total male workforce grew 205% from 2,100 men in 1875 to 6,420 in 1915. The percentage of the male workforce engaged in manufacturing grew from 64% in 1875 to 81% in 1915. During the same period the total population increased 153% from 7,343 in 1875 to 18,625 in 1915.

The increase in the population caused by Peabody's industrial growth led to a change in the character of Peabody's residential development, as the town became more urban. The development of the northern extension of Franklin

See continuation sheet

9. Major Bibliographical References Moore-Hill House, Peabody, Massachusetts

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

MHC Inventory of Historic Assets #250

10. Geographical Data

Acreage of property less than one acre

Quad- Salem Scale- 1:25000

UTM References

A

1	9	3	4	1	0	6	0	4	7	1	0	0	2	0
Zone		Easting						Northing						

B

Zone		Easting						Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated property includes the buildings and land at 82 Franklin Street, city lot 84-151, bounded as follows: north by Franklin Street, east by land of George and Shirley Pelletier, south by land of Mary L. Andrews and Arnold and Cheryl Pike, west by land of Paul and George Leontakianakos.

See continuation sheet

Boundary Justification

The boundary of the nominated property includes the entire city lot presently and historically associated with the house.

See continuation sheet

11. Form Prepared By

name/title Betsy Friedberg, National Register Director/MHC with Claudia DePaola and Kim Brengle
 organization Massachusetts Historical Commission date February 9, 1988
 street & number 80 Boylston Street telephone (617) 727-8470
 city or town Boston state Massachusetts zip code 02116

**United States Department of the Interior
National Park Service**Moore-Hill House
Peabody, Massachusetts**National Register of Historic Places
Continuation Sheet**Section number 8 Page 1

Street is representative of this change, as new streets and many new houses were required to shelter Peabody's rapidly growing population. The lot on which the Moore-Hill House stands was originally part of a larger parcel bought by Stephen Blaney from Frank W. Poor.

Stephen Blaney was one of the principals of Winchester and Blaney, a sheepskin tannery which he started, in 1865, on Walnut Street. By 1870, his firm had expanded to four buildings and was turning out 6,600 hides per week. During this time Blaney invested in real estate, laying out a northern extension of Franklin Street and building houses along the parallel stretch of Lowell Street, including one for himself at 112 Lowell Street. The 1871 Atlas of Essex County shows Franklin Street subdivided with two houses built on the west side. A large corner lot to the north was still owned by Stephen Blaney at that time.

In May 1873, Blaney sold an approximately 9000 square foot lot on the west side of "said street" (Franklin Street, as quoted from the deed) for one thousand dollars to Lutetia and Henry Moore. The Moores built their house, in 1874, and occupied it until 1896.

By 1885, Franklin Street had been developed with numerous houses, and by 1896, it was fully subdivided and developed. According to the 1885-1886 Voting Registration Book, Franklin Street residents were employed in a variety of fields: baker, grocer, clerk, engineer, teamster, tailor, and janitor, with a morrocco dresser, currier, and shaver listed among them. Henry Moore was one of the few Franklin Street residents employed in the tanning industry in the mid-1890s.

Much of the work in Peabody's tanneries was done by southern European immigrants, particularly from Greece and Turkey. The listing of birthplaces in the voting records shows Franklin Street residents as native New Englanders. While most tannery workers lived closer to the tanneries in the Walnut Street area half a mile southeast, Franklin Street became home to people occupied in the service sector of Peabody's economy.

In 1896, Moore sold the lot and "buildings thereon" (referring to the house and garden shed) to William H. Hill, who had recently married. William H. Hill started his business career as a clerk in the C.W. Trask Tannery and eventually worked his way up to the Director of the Foreign Exchange Division at Kidder, Peabody in Boston. After working for Kidder, Peabody for forty-five years, he retired in 1929. Hill was very active in the civic life of what was then the Town of Peabody. He served as trustee of the Warren Five Cents Savings Bank, Secretary of the Sutton Home for Aged Women, and Treasurer of the Monroe House for Boys. For ten years Hill served as head of the Town

(continued)

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National Park Service

Moore-Hill House
Peabody, Massachusetts

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Finance Committee and was also Master of the Jordan Lodge, a member of the Peabody Club, and a trustee of the Peabody Institute Library. Mr. Hill was active during a time when Peabody was developing rapidly from a town to a city based on its industrial growth.

Hill's daughter, Ruth Hill, still owns and occupies the house. She remembers being told that 82 Franklin Street was one of the first houses to be electrified, shortly after her parents moved in. The original electric lights fixtures are still in place.

82 Franklin Street is an example of how local builders freely applied ornamental details from "highly-style" architecture to embellish simple houses. The Moore-Hill House is notable as an extremely well-preserved example of a vernacular Italianate-style house. Characteristic details include the bracketed cornice, double doors set beneath a bracketed hood, hoodmolds, arched central window, and side piazza. Gothic Revival influence can be seen in the central gable at the facade. The 1904 addition of pedimented front dormer with diamond-paned sash and shed rear dormers with decorative shingles also contribute to the character of the building.

While Franklin Street retains a number of buildings of similar style and detailing, the majority have been altered significantly by vinyl siding or inappropriate additions. Contemporary infill houses also exist along Franklin Street.

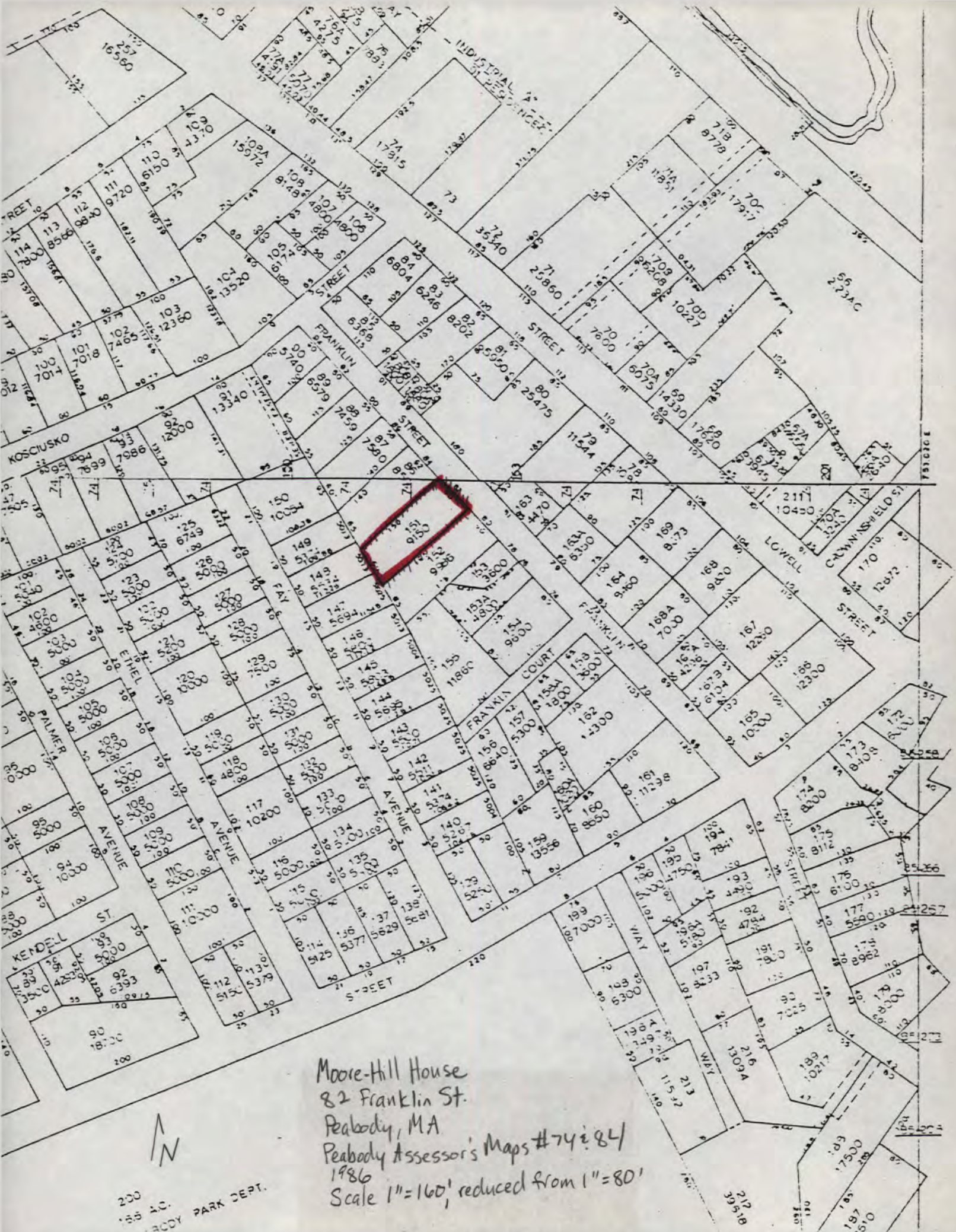
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Moore-Hill House
Peabody, Massachusetts

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Assessor's Maps, City of Peabody.
Atlases of Essex County. 1871, 1897, Salem Registry of Deeds, Salem, MA.
Deeds, personal records, photographs in the possession of owner Ruth Hill.
Gromko, Margaret J. A report of the Peabody Municipal Light Plant Eighty-five
Year History. 1976.
Massachusetts Historical Commission Reconnaissance Study Report: Peabody
1988. Unpublished.
Peabody City Directories, 1884 to present, Peabody Institute Library.
Voting records, City of Peabody.
Wells, John A. The Peabody Story. Salem, MA: Essex Institute, 1973.



Moore-Hill House
 82 Franklin St.
 Peabody, MA
 Peabody Assessor's Maps #74 & 84
 1986
 Scale 1" = 160', reduced from 1" = 80'

200
 185 AC.
 PARK DEPT.

88000704

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Moore--Hill House
Essex County
MASSACHUSETTS

Working No. MAY 13 1988
Fed. Reg. Date: 2/4/89
Date Due: 6/9/88 - 6/27/88
Action: ACCEPT 6-9-88
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent deteriorated
- good ruins
- fair unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreege of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Hill House
82 Franklin Street
Peabody

taken by: Claudia DePaola
December 1986

negative: Peabody Community Development Dept.
negative number: 7

front elevation

Moore-Hill House
82 Franklin St.

Peabody, MA

Taken by: Claudia DePaola
December 1986

Negative: Peabody Community Development Dept.

Negative number: 7

View facing west showing facade (east).

Photo #1 of 5



Hill House 82 Franklin Str
82 Franklin Street
Peabody

taken by: Claudia DePaola
December 1986

negative: Peabody Community Development Dept.
negative number: 22

front and west elevations

Moore-Hill House
82 Franklin St
Peabody, MA

Taken by: Claudia De Paola
December 1986

Negative: Peabody Community Development Dept.
Negative number: 22

View south showing facade (east) and north
elevation.

Photo #2 of 5



Hill House
82 Franklin Street
Peabody

taken by: Claudia DePaola
December 1986

negative: Peabody Community Development Dept.
negative number: 14

east and rear facades

Moore-Hill House
82 Franklin St.

Peabody, MA

Taken by: Claudia DePaola
December 1986

Negative: Peabody Community Development Dept.

Negative number: 14

View northeast showing rear (west) and
south elevations.

Photo #3 of 5



Hill House
82 Franklin Street
Peabody

taken by: Claudia DePaola
December 1986

negative: Peabody Community Development Dept
negative number: 15

rear facade

Moore-Hill House
82 Franklin St.

Peabody, MA

Taken by: Claudia DePaola
December 1986

Negative: Peabody Community Development Dept.

Negative number: 15

View east showing rear elevation

Photo # 4 of 5



Hill House
82 Franklin Street
Peabody

taken by: Claudia DePaola
December 1986

negative: Peabody Community Development Dept.
negative number: 10

outbuildings, garage and garden shed

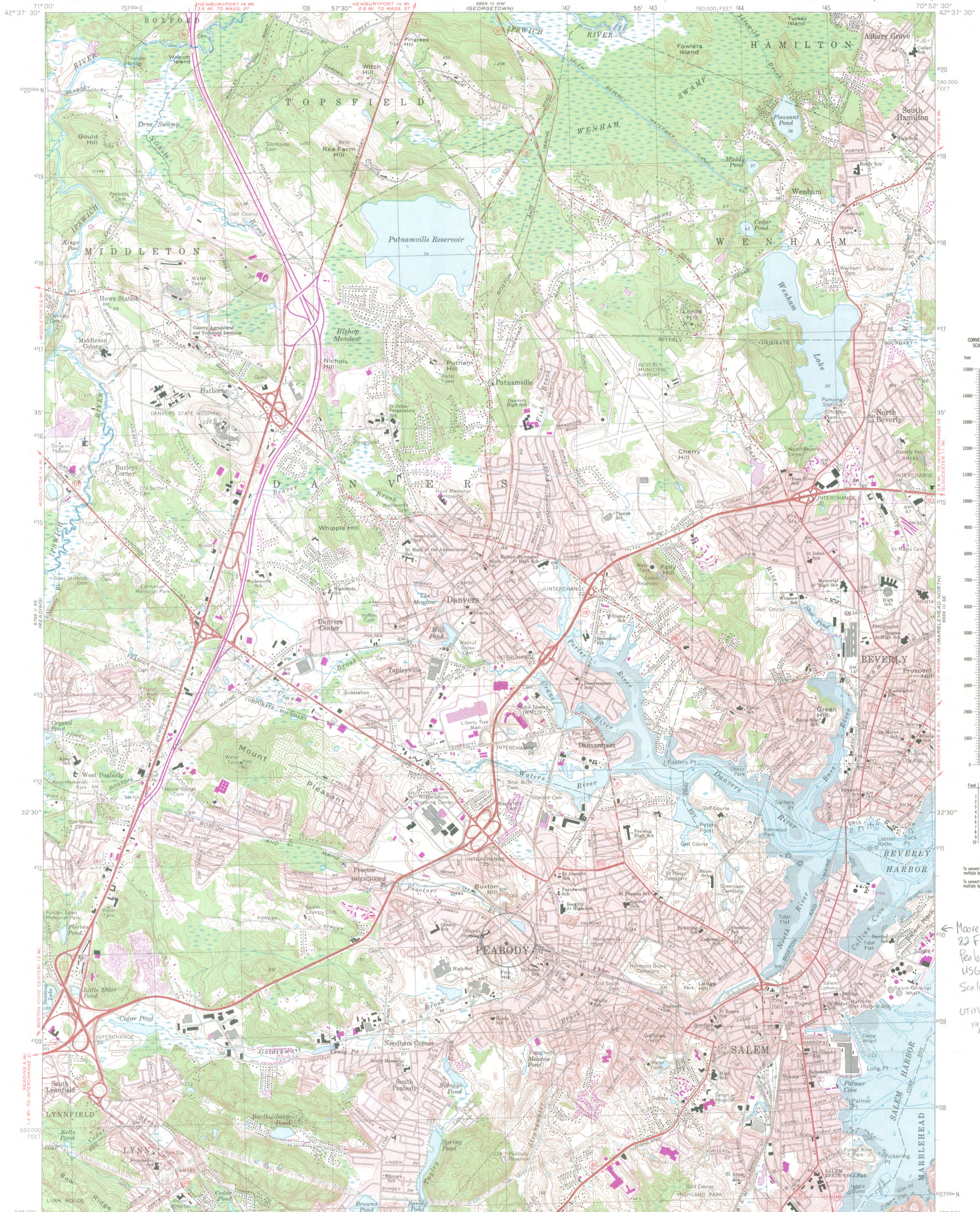
Moore-Hill House
82 Franklin St.
Peabody, MA

Taken by: Claudia De Paola
December 1986

Negative: Peabody Community Development Dept.
Negative number: 10

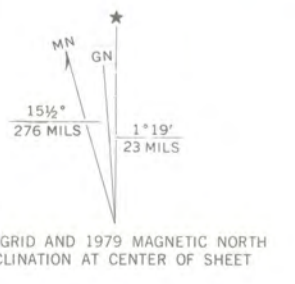
View looking west from rear of house, showing
outbuildings

Photo #5 of 5



← More-Hill House
82 Franklin St.
Peabody, MA
USGS Quad- Salem, MA
Scale 1" = 25,000'
utm Reference:
19/341060/4710020

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1938. Topography by planimetric surveys 1942
Revised from aerial photographs taken 1969. Field checked 1970
Selected hydrographic data compiled from USC&GS Charts 240 and
241 (1970). This information is not intended
for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 19
Boundaries in tidal areas from information supplied
by Massachusetts Department of Public Works
Red tint indicates areas in which only landmark buildings are shown



SCALE 1:25 000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9 FEET
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route



SALEM, MASS.
N4230—W7052.5/7.5
1970
PHOTOREVISED 1979
AMS 6869 III SW—SERIES 8814

Revisions shown in purple compiled in cooperation with State of Massachusetts agencies from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1979



May 4, 1988

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the nomination forms for the following properties:

Leominster, F. A. Whitney Carriage Company Complex Historic District;
off 124 Water Street; HPCA #10369MA

Medford, Joseph K. Manning House; 35-37 Forest Street

Palmer, Union Station; Depot Street

Peabody, Moore-Hill House; 82 Franklin Street

Worcester, Holy Name of Jesus Complex; Illinois Street; HPCA #10814MA (school)
HPCA #11040MA (convent)

They have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. No comments have been received to date.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

BF/es

Enclosure

MAY 13 1988

Massachusetts Historical Commission, Valerie A. Talmage, *Executive Director, State Historic Preservation Officer*
80 Boylston Street, Boston, Massachusetts 02116 (617) 727-8470

Office of the Secretary of State, Michael J. Connolly, *Secretary*